



Baldwin County Planning & Zoning Commission Work Session Agenda

Thursday, May 4, 2023

3:00 p.m.

Baldwin County Central Annex

Main Auditorium

22251 Palmer Street

Robertsdale, Alabama

[Email-planning.baldwincountyal.gov](mailto:planning.baldwincountyal.gov)

1. **Call to order.**
2. **Roll call.**
3. **Discussion of items related to the upcoming agenda and any other necessary items related to the Planning Commission.**
4. **Questions and Concerns.**
6. **Adjournment.**



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Thursday, May 4, 2023

4:00 p.m.

Baldwin County Central Annex

Main Auditorium

22251 Palmer Street

Robertsdale, Alabama

Email-planning@baldwincountyal.gov

1. **Call to order.**
2. **Invocation.**
3. **Pledge of Allegiance.**
4. **Roll call.**
5. **Approval of meeting minutes:**
 - April 6, 2023 Work Session Minutes
 - April 6, 2023 Meeting Minutes
6. **Announcements/Registration to address the Commission.**

7. Consideration of Applications and Requests: Rezoning Cases

a.) Case, Z23-8 and PRD23-1, Retirement Systems of Alabama Property

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 7.2+/- acres from OR to RSF-1 to allow residential development of the property and PRD site plan approval for a 6-lot single-family Planned Residential Development, The Oaks at the Colony.

Location: Subject property is located south of Battles Road and East of Scenic Hwy 98, in Planning District 19.

PLEASE USE THE LINK BELOW TO VIEW ALL COMMENT RECEIVED ON THESE CASES:

[Z23-8 and PRD23-1 Comments](#)

b.) Case, Z23-9, Mako Forestry Corp. Property

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 3.06+/- acres from B-3 to RR to allow forestry-related equipment to be stored on the property.

Location: Subject property is located east of County Road 95 in Elberta, in Planning District 32.

c.) Case, Z23-11, Torres Property

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 1.56+/- acres from RSF-2 to B-2 to allow for expansion of the parking lot for the adjacent restaurant.

Location: Subject property is located at 19089 Leonard Vaughn Ln in Fairhope, in Planning District 8.

d.) Case, Z23-12, Scopolites Property

*Disclosure of Prior Outside Communication –Pursuant to Article VI,
Section15(b), Planning Commission By-Laws*

Purpose: The applicant is requesting to rezone the west 205 feet of lot 2 from RSF-E to B-2 to allow office-warehouse use.

Location: Subject property is located east of Bishop Road and north of Gayfer Road Ext. in Fairhope, in Planning District 37.

8. Old Business: Rezoning

9. Consideration of Applications and Requests: Subdivision Cases

a.) Case, SV23-1, Ducklings Tiny House Community Variance

*Disclosure of Prior Outside Communication –Pursuant to Article VI,
Section15(b), Planning Commission By-Laws*

Purpose: The applicant is requesting variance approval from several sections of the Baldwin County Subdivision Regulations related to Ducklings Tiny House Community.

Location: Subject property is located at 24657 County Road 38 approximately 3.6 miles east of the Baldwin Beach Express on the north side of County Road 38.

b.) Case, SV23-4, D R Horton Property Variance

*Disclosure of Prior Outside Communication –Pursuant to Article VI,
Section15(b), Planning Commission By-Laws*

Purpose: The applicant is requesting variance approval from article 5, section 5.1.1 of the Baldwin County Subdivision Regulations as it pertains to building setbacks.

Location: The subject property is located in the Magnolia Estates Subdivision on the corner of Headlands Lane and Cavendish Drive, in the Foley area.

c.) Case, PUD23-1 and CSP23-3, Brinks Willis Mobile Home Park

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Final Site Plan Approval and Commission Site Plan Approval for a 15-lot Mobile Home Park, Brinks Willis Mobile Home Park.

Location: Subject property is located on the south side of County Road 65, west of James Road in the Foley area.

d.) Case, PUD23-5, Rivers Crest Estates

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Final Site Plan Approval for a 109-lot development, River Crest Estates.

Location: Subject property is located on the west side of River Road North in the Foley area.

e.) Case, PUD23-6, Oak Ridge RV Park

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Final Site Plan Approval for a 166-site RV Park, Oak Ridge RV Park.

Location: Subject property is located on the east side of Hwy 287, north of Louis Cooper Rd. It is north of Bay Minette.

f.) Case, SPP23-4, Mill Creek Subdivision, Phase I

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Preliminary Plat Approval for a 103-lot subdivision, Mill Creek Subdivision, Phase I.

Location: Subject property is located on the south side of County Rd. 34, east of Ted Lysek Rd and west of Davis Rd. It is a quarter mile west of the Town of Summerdale.

g.) Case, SPP23-2, Tealwood Estates Subdivision, Phase 1-7

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Preliminary Plat Approval for a 636-lot subdivision, Tealwood Estates Subdivision, Phase 1-7.

Location: Subject property is located on the north side of Underwood Rd., east of County Road 9 and Fish River, and west of County Road 49.

h.) Case, SPP23-3, Gaineswood Subdivision

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Preliminary Plat Approval for a 174-lot subdivision, Gaineswood Subdivision,

Location: Subject property is located on State Highway 181 between County Road 32 and County Road 24 on the west side of State Highway 181.

i.) Case, SPP23-7, Autumn Lakes

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Preliminary Plat Approval for a 209-lot subdivision, Autumn Lakes.

Location: Subject property is located on the east side of County Rd 95, south of Kaiser Ln. and .25 miles north of US Hwy 98.

j.) Case, SPP23-8, BFLC Lawrence Creek Subdivision

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Preliminary Plat Approval for a 4-lot subdivision, BFLC Lawrence Creek Subdivision.

Location: Subject property is located on the north side of US Hwy 90, one and a half miles east of County Rd. 87.

k.) Case, SPP23-14, BFLC Eightmile Creek East Phase V Subdivision

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Preliminary Plat Approval for a 5-lot subdivision, BFLC Eightmile Creek East PH V Subdivision,

Location: Subject property is located south of Linholm Road and east of Goat Cooper Road N intersection in the Wilcox area.

l.) Case, SPP23-16, BFLC Eightmile Creek East Phase IV Subdivision

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Preliminary Plat Approval for a 5-lot subdivision, BFLC Eightmile Creek East PH IV Subdivision,

Location: Subject property is located south of Linholm Road on the east side of Goat Cooper Road N in the Wilcox area.

m.) Case, SC23-7, Caver Subdivision

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Preliminary Plat Approval for a 3-lot subdivision, Caver Subdivision,

Location: Subject property on the west side of Bohemian Hall Rd., north of County Road 48, and less than 2 miles southwest of Silverhill.

10. Old Business: Subdivision

a.) Case, PUD22-19, Clear Creek RV Resort

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Planned Unit Development approval of a 259/unit RV Park, Clear Creek RV Resort.

Location: Subject property is located south of Doc McDuffie Rd, east of the Foley Beach Express, in the Foley area.

11. Consideration of Applications and Requests: Commission Site Plan Approval

a.) Case, CSP23-12, Loxley Boat & RV Storage

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Commission Site Plan Approval for a boat and RV storage facility.

Location: Subject property is located west of Hwy 59 and east of Rawls Rd in Loxley. The property is zoned B-3 in Planning District 12.

12. Old Business: Commission Site Plan Approval

a.) Case, CSP22-41, Ecovery, LLC

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Commission Site Plan Approval to allow construction of a 28,560 sq. ft. building on the parcel. The property is zoned M-1 in Planning District 12.

Location: Subject property is located on the east of Railroad Ave and south of Black Devine Rd.

13. New Business:

14. Public Comments:

15. Reports and Announcements:

Staff Reports:

Legal Counsel Report:

Next Regular Meeting: ***June 1, 2023***

16. Adjournment.